

# \$450,000 - 7991 Erasmus Crescent, Edmonton

MLS® #E4454269

## \$450,000

3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This timeless 1534 sq ft, 2-storey home in Edgemont is a must-see! The open-concept main floor welcomes you with warm tones, hardwood floors, and a cosy living room featuring a built in fireplace. The kitchen features ample cabinetry, a custom built-in coffee/spice bar with extra counter space, a large island with sink, plus new stainless steel stove, fridge, and dishwasher. Upstairs youâ€™ll find 3 generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. Large windows fill the home with natural light throughout. Step outside to enjoy your landscaped, fully fenced yard with a fire pit area, or relax on the two-tier deck. The covered front porch is the perfect location for morning coffee. Additional highlights include a double detached garage, central A/C, and central vac.



Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454269  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,535     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7991 Erasmus Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0S1               |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas |
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Detached                                                          |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Insert                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 57           |

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Listing information last updated on August 27th, 2025 at 7:47pm MDT